$439,500 - 906 7 Street Sw, High River

MLS® #A2215296

$439,500
1 Bedroom, 1.00 Bathroom, 1,006 sqft
Residential on 0.14 Acres

Old Rodeo Grounds, High River, Alberta

A Timeless Treasure in High River... Discover the charm of this meticulously maintained 1.5-storey home that beautifully marries historic character with modern updates. Situated in the highly sought-after southwest community of High River, this delightful residence is a true gem waiting for its next owner. Curb Appeal - upon arrival, youâ€™ll be greeted by a stunning copper roof and classic cedar shake shingles, combining durability with undeniable curb appeal. The exterior exudes a warm welcome, setting the stage for the inviting atmosphere that awaits inside.
A Warm and Inviting Interior, step inside to find a cozy and efficient layout that maximizes both space and comfort. The living areas are perfect for relaxation or entertaining, while the beautiful modern kitchen shines with modern functionality and bright, airy vibes. This space is designed for both culinary creativity and casual gatherings.
A Private Retreat, venture upstairs to discover the master bedroom, tucked away in the loft. This private retreat offers a spacious yet intimate atmosphere, providing a peaceful escape at the end of the day. Itâ€™s the perfect spot to unwind and recharge.
A Home with a Rich History, originally built in the early 1900's, this home has undergone significant transformations over the decades. An addition in the 1940s expanded the kitchen area and front porch, and in 2013, Samaritanâ€™s Purse took this home on as a

special project post-flood, ensuring that no detail was overlooked. With new support beams, updated wiring and plumbing, and full re-insulation using spray foam, Roxul, and batt insulation, this home is not only charming but also highly energy-efficient. The owner has continued to maintain the property diligently.
Exceptional Outdoor Space - a quaint yard with a large wooden deck out the back door on the east side of the house makes for the perfect morning coffee spot! The property features an oversized double detached garage, heated and accessible via the back alley. This versatile space is perfect for storing vehicles, pursuing hobbies, or setting up a workshop. Previously used as a studio, the garage boasts large oversized windows, large barn doors and clean finishes that are sure to impress. It has a 200 amp panel and 40 amp outlets, catering to a variety of needs. There is a parking pad beside the garage on the north side and room to store a small RV or trailer on the south side of the garage, with a gate to close it off from the alley.
This is a Rare Opportunity, homes in this desirable southwest pocket of High River are highly desirable, especially those that have been cared for with such love and attention. Donâ€™t miss your chance to own a home thatâ€™s truly one of a kind. Schedule a viewing today and experience the unique charm of this home for yourself!

Built in 1929

Essential Information

MLS® #	A2215296
Price	$439,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,006

Acres	0.14
Year Built	1929
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	906 7 Street Sw
Subdivision	Old Rodeo Grounds
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1B2

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached
# of Garages	2

Interior

Interior Features	Tankless Hot Water
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Crawl Space

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Level
Roof	Metal
Construction	Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	April 27th, 2025
Days on Market	1

Zoning	TND

Listing Details

Listing Office	Real Broker

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